

Hatherleigh Community Plan



Adopted Version
9th April 2013



Hatherleigh *Plan-It*

A plan for the future of Hatherleigh
from 2013 to 2026

Contact Details

HATHERLEIGH PLAN-IT GROUP

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With thanks also to Liz Abell for leading the early stages of the Plan-It project.

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Contents

Foreword – Hatherleigh Mayor

Foreword – Hatherleigh Ward Member

1. Introduction
2. Vision and Aims
3. Community Life
4. Housing
5. Local Facilities and Activities
6. Local Services
7. Environment
8. Economy
9. Transport and Communications
10. Hatherleigh Market

Glossary

Appendix A: Summary of Community Consultation

Appendix B: Hatherleigh Action Plan

Appendix C: Community Priorities for Services and Facilities

Foreword – Hatherleigh Mayor

I am very proud that Hatherleigh has been chosen to complete the Plan-It process. We are the first community in West Devon to have produced such a plan. It has been written by people from the community for the community, from feedback given at consultations, surveys, drop in coffee mornings and talking to traders and visitors at our market.



I feel very honoured to have been involved with this project over the past 18 months liaising with members of the community to produce a community plan which will work for Hatherleigh for the next 15 years. This plan will be used when considering future activities and development for the town.

Seven key areas have been looked at and put to the community for their consideration: community life, local facilities, local services, housing, environment, economy, transport and communication. These are all key areas to local residents.

Hatherleigh is becoming a fast growing town and people want to take more control of how they can shape our community, by using our strengths to address complex challenges that face us, to preserve our families and the generation that follow us.

This project has been completed by a dedicated team of volunteers who are all Hatherleigh residents and have given their time freely to work on this project. Many have lived within the community for a number of years and have empathy for the needs of the community.

I would finally like to extend my own thanks to all who have worked on this project and to all who have given time to prepare this plan. The Town Council will be considering taking forward this plan to convert into a Neighbourhood Plan for the town which will carry more legal weight on future plans and development for Hatherleigh

Graham Alford
Mayor Hatherleigh Town

Foreword – Ward Member

This plan is the result of a project that has put the community of Hatherleigh at the heart of its preparation. It is a plan written by the community, for the community and something that we should be proud of.

Community planning is about working together, using our strengths to address the difficult and complex challenges that face us. It's about understanding what is important and valued in the town and how this can be preserved for our families and the generations that follow us.



We are the first community in West Devon to prepare a plan in this way and we hope it gives us the important stepping stones to start shaping where and how new development takes place in the future. We hope our plan is an inspiration to other communities wishing to do the same.

Since beginning this project in autumn 2011, a dedicated team of volunteers have made every effort to listen to your thoughts, ideas and concerns. From talking to you at the Old School's Coffee Mornings, in the Paper Shop and at the market, to holding exhibitions and working with the school, the team has given everyone the opportunity to get involved.

I would like to extend my thanks and admiration to the hard working members of the Plan-It Group and Town Council. They have worked tirelessly over the last 18 months to bring this plan to fruition and give the community a lead role in the future planning and development of the town.

Councillor Christine Hall
Hatherleigh Ward

1. Introduction

What is the Hatherleigh Community Plan?

- 1.1 The Hatherleigh Community Plan is a plan that has been prepared by the community for the community. The purpose of doing this is to give local people more of a say about the future of the town. In particular, it is a plan to find out:
- How people feel about local community life and get involved in the town's activities;
 - Whether local facilities and services are sufficient and support everyone in the community;
 - How the community is supported by public transport and other communication links;
 - What the local housing and development needs are;
 - How the environment and open spaces are used and enjoyed; and
 - Whether there is a successful and diverse local economy and how it can be supported.
- 1.2 The Community Plan will help guide future development and support local community initiatives.
- 1.3 The project has been led by the Hatherleigh Plan-It Group, volunteers from the local community who have come together to give the community a lead role in planning for its future. The project has been supported by Hatherleigh Town Council and West Devon Borough Council and has sought to involve everyone in the local community.

How has this plan been prepared?

- 1.4 Over the last 18 months, the Plan-It Group has been actively finding out the views of people that live and work in Hatherleigh, by talking to the many groups in the community and listening to any ideas and concerns they may have.
- 1.5 A local residents' survey was distributed to every household in the parish in December 2011 and residents were invited to share their views about the whole range of community and development issues in the town. 216 surveys were returned which provided very useful information for preparing this plan.
- 1.6 A survey was also carried out amongst visitors and stallholders at the weekly produce market. In total, 114 responses were gathered which has provided

useful information about how people use the market and what value it provides for them.

- 1.7 The Plan-It Group has also been keen to find out the views of young people and has worked with the Youth Club to get an insight into the ideas of young people for the future of their town. The local primary school supplied the Plan-It Group with work they had done with the children on what they liked about Hatherleigh and what they felt was missing.
- 1.8 The community was also invited to an all day Plan-It Event. At this event, the results of the questionnaire were on display and people were given the opportunity to talk in more detail with members of the Plan-It Group and others in the community about planning for the future of the town. The event was well attended, with over 100 members of the community coming along to discuss the concerns that had been raised through the surveys and to talk about how these might be overcome.
- 1.9 Lastly the consultation document went out for consultation for 6 weeks between 4th October and 15th November 2012.
- 1.10 More details about how the community has been involved and what they said is provided in Appendix A and also in the consultation version of this plan which is available on the town council website.

What is the status of this plan?

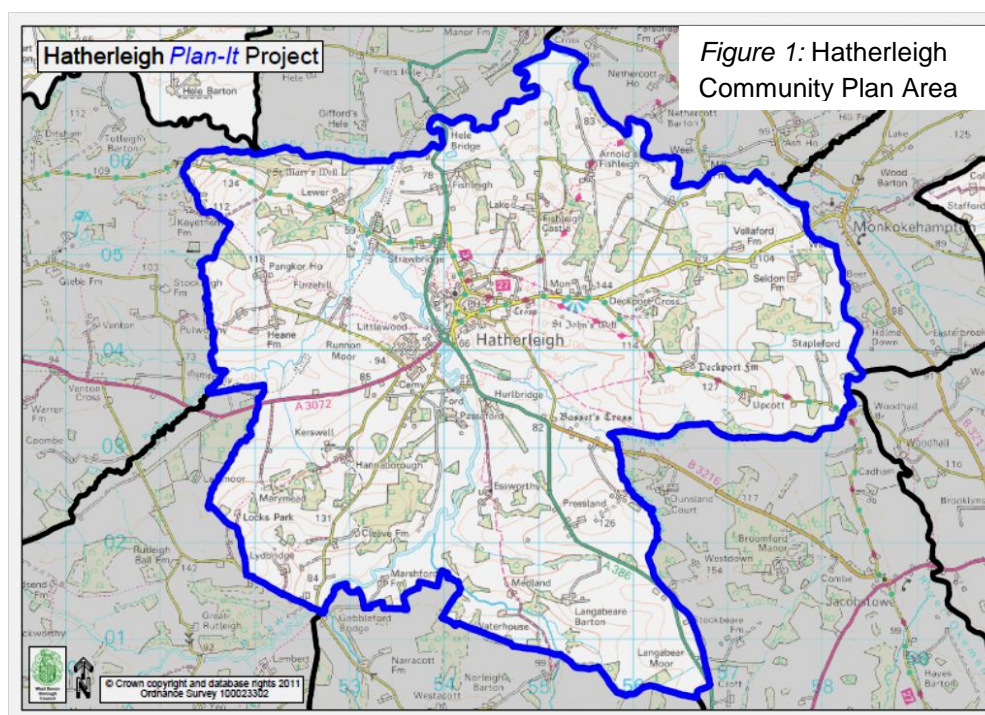
- 1.11 The new National Planning Policy Framework 2012 and Localism Act 2011 has passed more planning power into the hands of local people, giving communities more control over planning and development in their area.
- 1.11 Nationally, there is a pro-growth agenda towards planning. This means that it is important that we think positively about what we need to support the community in the future and how and where new development can take place in the town.
- 1.12 In particular, there is now a “presumption in favour of sustainable development” which means that development can go ahead if it proves that it is helping to make a place more sustainable (sustainable development is about positive growth – making economic, environmental and social progress for this and future generations).
- 1.13 As such, the purpose of this plan is to learn what is important for the community of Hatherleigh and look at how and what type of development is right for the town in the future. By consulting widely with as many members of

the community as possible and by looking at all the available evidence, this plan has tried to define what is, and is not, sustainable for the town.

- 1.14 The 2011 West Devon Core Strategy allows communities to prepare their own plans to guide future development in their area. This plan will be used by West Devon Borough Council as a material consideration when making decisions about future development providing that:
- It has been properly prepared using the Plan-It process;
 - It does not conflict with policies and plans at the national and borough level; and
 - It has made every effort to involve the whole community.
- 1.15 The project has listened to all of the views of the community, regardless of how different they are to what is included in national and borough plans. However, for this plan to be used as evidence to guide future development in the town, it needs to make sure that it does not conflict with other planning policies, such as the National Planning Policy Framework, West Devon's Core Strategy 2011 and EU Regulations. As such, this plan has tried to bring together all of the views of the community in a way that meets both their needs and any other planning requirements.

What area does this plan cover?

- 1.16 This plan covers the area of Hatherleigh parish as shown on the map below. Consultation on the Community Plan has involved everyone in this area.



What is the timeframe of this plan?

- 1.17 This aim of this plan is to provide a localised vision of identified needs and aspirations of the Hatherleigh community for the next 13 years. This timeframe is chosen to match the borough council's West Devon Core Strategy document which delivers a broader vision of objectives and policies for addressing future needs for West Devon as a whole.

How to read this plan

- 1.18 There are seven key areas that support a sustainable community that have been covered in this plan. These are:

- Community Life
- Housing
- Local Facilities and Activities
- Local Services
- Environment
- Economy
- Transport and Communications.

- 1.19 Each area has been structured around the following headings:

Aims: What we hope to achieve for our community.

Introduction: Sets out the main challenges and opportunities in that area.

Principles for development: What we want any new development to consider.

- 1.20 The work on preparing this plan has highlighted a number of projects and initiatives that the Town Council and Plan-It Group would like to take forward. These are set out in the Hatherleigh Action Plan in Appendix B. We would also like to hear your feedback on these projects and how you think these can be achieved or any offers of help.

- 1.21 The effectiveness of the plan will be monitored on an annual basis and a report will be presented at the Council's AGM to demonstrate this. A full or partial review of the plan will be carried out five years from the date of adoption or sooner should circumstances change significantly.

This plan is significant as it will be used by West Devon Borough Council to assist them in making appropriate and correct future planning decisions for Hatherleigh.

2. Vision and Aims

2.1 The community believes the vision for the future of Hatherleigh should be:

Our vision for Hatherleigh is to encourage a more sustainable future for our town. This means increasing our awareness of local needs and where possible supporting projects, services and facilities that create a positive benefit for the people who live, work and visit here now and for future generations.

We want to create a vibrant town where the majority of adults have local employment opportunities and where all ages are catered for with regards to housing, leisure, healthcare and education.

Hatherleigh residents will strive to continue its current strong community spirit which recognises social well-being as a vital ingredient for individuals and the wider community.

We desire to protect, conserve and enhance the natural and historic environment and to maintain the ecosystem services – which themselves support people and their quality of life (health, wellbeing and economy).

Hatherleigh will be an attractive centre for local businesses and trade.

2.2 Our community's key aims to deliver this vision are:

Community Life

- Enhance communication throughout the town by improving the town website, ensuring better use of notice boards and using new ways to share and display information.
- Ensure better integration of new and existing residents, and work to encourage more people to take up volunteering.

Housing

- Achieve a good mix of property styles, sizes and affordability to meet the housing needs of everyone in the community.
- Enable new housing to be built at a rate that is sustainable for the town.
- Provide outdoor space appropriate to the housing type, e.g. family sized homes have family sized gardens

Local Facilities and Activities

- Ensure that the range and quality of facilities provided in the town can support the needs of a growing community and expanding organisations.
- Encourage organisations across the town to get started and run effectively.

Local Services

- Ensure local services (such as the school, doctor's surgery and sewerage systems) are improved as necessary to accommodate new development and meet the needs of the community.
- Work to maintain Hatherleigh as a local centre providing an important resource not only for residents of the parish but also the wider rural community in its catchment area

Environment

- Explore options to develop local trails and walkways for residents to enjoy and to encourage visitors to the town. This should include a more active promotion of the Tarka Trail.
- Encourage more activity which benefits the environment, including:
 - Creation of more allotment sites to enhance community spirit and encourage sustainable local food production and composting.
 - Encouraging more bicycle use by installing cycle racks and highlighting off road cycle paths.
 - Encouraging wildflower planting in corners of gardens, fields and other areas where possible using native species of local provenance.
- Work with landowners to increase accessibility of riverside walks, including alongside the market area.
- Encourage eco-friendly and energy efficient developments
- Promote the use of traditional materials that complement the style of housing in the surrounding area.

Economy

- Support and promote new local tourism initiatives.
- Encourage people to shop locally in the town.
- Encourage new businesses into the town and provide support for existing ones.
- Promote the diverse range of products and skill base that Hatherleigh businesses have to offer.
- Support a continued and enhanced use of the pannier market

Transport and Communications

- Enable better access and parking arrangements through the town to improve public safety and enhance the shopping environment.
- Encourage people to shop locally instead of using transport to shop elsewhere.
- To improve, as far as reasonably possible, the public transport service to the town.
- Ensure adequate parking is provided proportionate to size and type of the development.

Hatherleigh Market

- Prepare a strategy to ensure the market continues successfully into the future for the benefit of the town's economy and community life.

3. Community Life



Aims

- Enhance communication throughout the town by improving the town website, ensure better use of notice boards and using new ways to share and display information.
- Ensure better integration of new and existing residents, and work to encourage more people to take up volunteering.

About Community Life in Hatherleigh

- 3.1 Community life is 'alive and well' in Hatherleigh, with people knowing their neighbours and the town being a safe place to live in. There is a diverse and abundant mix of local clubs and activities and a general willingness of local people wanting to support the local area and others in the community.
- 3.2 Generally, people know what is going on in the town and feel included in the many activities and events that take place. Information is shared widely through the popular Parish Pump as well as by word of mouth and the Hatherleigh.net website. The people of Hatherleigh generally come out and support the many new and traditional events which take place annually, for instance the carnival, the festival, Christmas and Easter events, the fun run, the flower show, and many more.
- 3.3 The community spirit is something that is held dear and is what makes Hatherleigh what it is. However, there is a feeling that the quicker Hatherleigh increases in size, the more diluted the community spirit gets. This has been seen to be the case with the increase in the size of the town in the last few years. As a result, there are concerns that any new development will affect community life, including things like the events that currently take place in the town (e.g. the carnival, market and weekly coffee mornings). These events raise a substantial amount for local charities/community groups as well as being important places for friends to meet. It is important that these events continue to thrive to support community life in the future.



- 3.4 The tremendous involvement from the community in preparing this Community Plan has shown how much community life is valued by the people that live in the town and there have been many imaginative and thoughtful ideas to help the community support each other even more in the future. The suggestions, ranging from holding a “Fresher’s Fair” to promote local clubs and activities, to sharing more information about who our Town Councillors are and what they do, have been looked into, with some suggestions already implemented in the town. A range of other ideas are being explored and have been recorded in the Hatherleigh Action Plan in Appendix B.

Principle for Development 1

- Where future development takes place, it is imperative that it preserves the community spirit of Hatherleigh. This can be achieved by promoting a steady rate of development that enables all parts of the community to thrive.
- Development should be of the right type to encourage opportunities for young people and older residents to remain in the town and maintain community spirit.

4. Housing



Aims

- Achieve a good mix of property styles, sizes and affordability to meet the housing needs of everyone in the community.
- Enable new housing to be built at a rate that is sustainable for the town.
- Provide outdoor space appropriate to the housing type, e.g. family sized homes have family sized gardens

About Housing in Hatherleigh

4.1 Historically, Hatherleigh has experienced a steady rate of growth appropriate to its size and role as a small rural market town. Between 2001 and 2007, it grew steadily at an average rate of seven homes per year (approximately 1% per year). Then, following the adoption of the West Devon Borough Local Plan in 2005, three allocated sites were developed plus a couple of additional sites (i.e. sites not allocated in a plan). This led to a sharp rise in the number of homes being built and over a short period of time (2007-2011) a total of 172 new homes were developed. This equates to about a 26% rise in the number of houses built over the last four years.

4.2 As a result of these new developments, the town has benefited from a good supply of affordable homes for local people, a wider choice of open-market housing, and a bigger population to support the town's local shops, community activities and the market. However, as the town now tries to absorb the growing community, it has been felt by the majority of respondents during the community consultation that this rate of growth has started to affect community spirit and is putting pressure on important local facilities and infrastructure (namely the primary school, sewerage facilities and local roads). An equal concern is that there are not enough job opportunities locally to support the new people moving into the town and thereby increasing the need for people to commute to larger towns and cities.



Local Affordable Housing Need

4.3 As of 31st March 2011, there were 811 homes in the parish of Hatherleigh. This includes 107 affordable homes (92 affordable rented properties and 15 shared ownership properties).

- 4.4 Early consultation on the Hatherleigh Community Plan showed that over 75% of respondents believed there was sufficient housing in the town to meet the needs of their households over the next 13 years. This is echoed by the findings of the 2012 “Parish of Hatherleigh Local Housing Needs Report”. This report shows that over the next five years there is a need for only nine social rented and two shared ownership homes. As there is currently a fairly high rate of turnover of affordable properties with regular vacancies, the report considers that the demand for these 11 homes could be met by existing housing stock in the town. (NB: it should be noted, however, that this is a snapshot in time and additional needs may emerge in the lifetime of this Community Plan for more affordable homes and this will need to be monitored).
- 4.5 In addition, there is very little or no demand for shared ownership properties. As such, in the short-term, any affordable homes should be provided as social rented units. This will also be monitored during the lifetime of the plan.
- 4.6 The Local Housing Needs Report highlighted a need for some housing more suitable for older residents, for example, single storey dwellings in a mews type environment to allow for social interaction. If any future development could incorporate this it would benefit local housing stock availability for older residents to remain in independent living for longer. It is important to provide opportunities for older residents to live in the old part of town where they are near to services and amenities.
- 4.7 Under West Devon Borough Council’s local allocations policy, people with a local connection to the parish will be given priority for any affordable housing delivered through a community-led planning process (i.e. this Community Plan).

Future Provision

- 4.8 The level of affordable and market housing needed in the whole of West Devon (outside of the Dartmoor National Park) has been identified in the Borough Council’s Core Strategy as 4,400 new homes between 2006 and 2026. (The Core Strategy is a plan which sets out where and how much new development will be placed in West Devon). Many of these 4,400 houses already have planning permission, are under construction or will be built as part of the large allocations for development in Okehampton and Tavistock.
- 4.9 There are no specific figures set for future housing development in Hatherleigh although it is expected that, of the 4,400 homes needed in the Borough, a minimum of 430 of these should be developed across the remaining smaller towns and villages in West Devon (outside of the Dartmoor National Park). These homes are needed to meet both Borough-wide and local housing needs where applicable.

4.10 Hatherleigh has been classed as a local centre in the Core Strategy. This means that the town is seen as an important place for providing local shops, facilities, employment and activities for people living in the town and the smaller surrounding communities. In this role, it needs to think about how it can continue to support the local population and what types and levels of development could help the town to do this.

4.11 The process of preparing this Community Plan for Hatherleigh has helped enormously in getting an understanding about how much new housing development is right for the town when balanced against other issues, such as availability of jobs and the ability of the local infrastructure to support a growing community. The Community Plan needs to therefore look at how the town can grow in a way that is right for the community.

4.12 Whilst concerns about new housing have been discussed, it is important to note that there are also those in the community who talk about the value that new homes could bring to the community. In particular, they refer to how new homes can provide more opportunities for people to buy or rent homes and how an increased population can bring money into the town and help sustain local businesses, shops and public transport services.

4.13 Both the concerns and aspirations around new housing have very much been noted and understood. The key message seems to be not that new development shouldn't happen but that the town should see a smaller and steadier level of development than has taken place in recent years.



4.14 In the last four years, the number of homes in the town has risen by 26% and it would seem more appropriate, considering all of the different qualities and constraints of the community, to aim to halve this rate of growth over the lifetime of the Community Plan (2012 to 2026) to a maximum of 13% increase in the number of homes in Hatherleigh. This is considered to be a more sustainable level of growth as it ensures that both an adequate amount of homes will be provided but will also enable the facilities and infrastructure in the community to absorb new growth effectively. Averaged out over the plan period, this equates to around a 1% increase (per year) in homes – which is the same average growth rate between 2001 and 2006 (ie. 1% growth per year). However, if any new homes are built as part of a large development, the number of homes built in any one year is likely to be greater than the 1% average.

- 4.15 This level of development would equate to approximately 105 new homes over the next 13 years. Of these we would look to limit the size of any new large-scale development (e.g. development of Hatherleigh Market site) to 80% of the total number. Ideally the development of any large site should be phased in over a number of years to help maintain a steady supply of new housing in the town and to allow Hatherleigh time to absorb the new growth. However, it is recognised that on large sites this is not always viable and therefore the Town Council will look to work closely with the developers at the time an application is submitted to ensure an appropriate phasing of the development. The remaining 20% could be provided by smaller, individual infill developments.
- 4.16 In line with West Devon's Core Strategy, this level of development would attract an affordable housing gain of up to 42 affordable homes with the remainder being sold on the open market. However, given that the Local Housing Needs Report and Plan-It consultation has shown a limited need for affordable homes it may be more appropriate for the Borough Council to negotiate a level of off-site contributions to affordable homes rather than on-site provision and/or focus financial contributions on other priorities in the town (see Appendix C).

Where can new development go?

- 4.17 There is provision within the Borough's 2005 Local Plan and 2011 Core Strategy (these were developed via consultation with the community) for the site of Hatherleigh Market to be redeveloped in the event that it closes. As a brownfield site in the town centre, the market does provide an opportunity for accommodating any new development that is needed in the town. The intention has been for the community of Hatherleigh to prepare its own plan to guide development on this site (i.e. this Community Plan).
- 4.18 Given that the principle of redeveloping the market site is already established and the owner wishes to sell, the focus needs to be on looking at what the right levels and types of development on the site are. With any redevelopment of the market site, to enable a market to continue to be run, some housing **will** be built. This is discussed in Chapter 10.
- 4.19 It is likely that any redevelopment of the market site would achieve the level of housing growth identified as being sustainable for the town (around 80 homes – as 80% of total). The town will need time to absorb this level of growth – hence the Town Council will look to work closely with the developers at the time an application is submitted to ensure an appropriate phasing of the development. If it did meet the 80% then we would therefore resist any other large new sites for housing development outside of the built-up areas of the town. Small-scale developments (of about two homes) or local affordable housing projects (e.g. community build schemes) could make up the other 20% (around 20 homes). Any proposals for these small-scale developments will need to be well related

to the built-up area of the town and should contribute to the vision and aims of the Community Plan.

Principle for Development 2

- Provision is made for around 105 new homes to be developed in Hatherleigh over the lifetime of this plan.
- Opportunities for small-scale affordable housing schemes or self-build developments will be supported where they contribute to the vision and aims of this plan.

Summary

- Hatherleigh's rate of growth has increased by 26% during 2007 - 2011
- The Local Housing Needs Report identified only a small need for affordable housing
- It is considered future growth should not exceed a 13% increase in the number of homes over the lifetime of the plan.
- The market site is likely to be developed if the area is sold
- The area is likely to be developed as a mixed use site, e.g. for housing and employment and market uses.
- If development occurs financial contributions could be made towards other community needs as identified in Appendix C.

5. Local Facilities and Activities



Aims

- Ensure that the range and quality of facilities provided in the town can support the needs of a growing community and expanding organisations.
- Support organisations across the town to get started and run effectively.

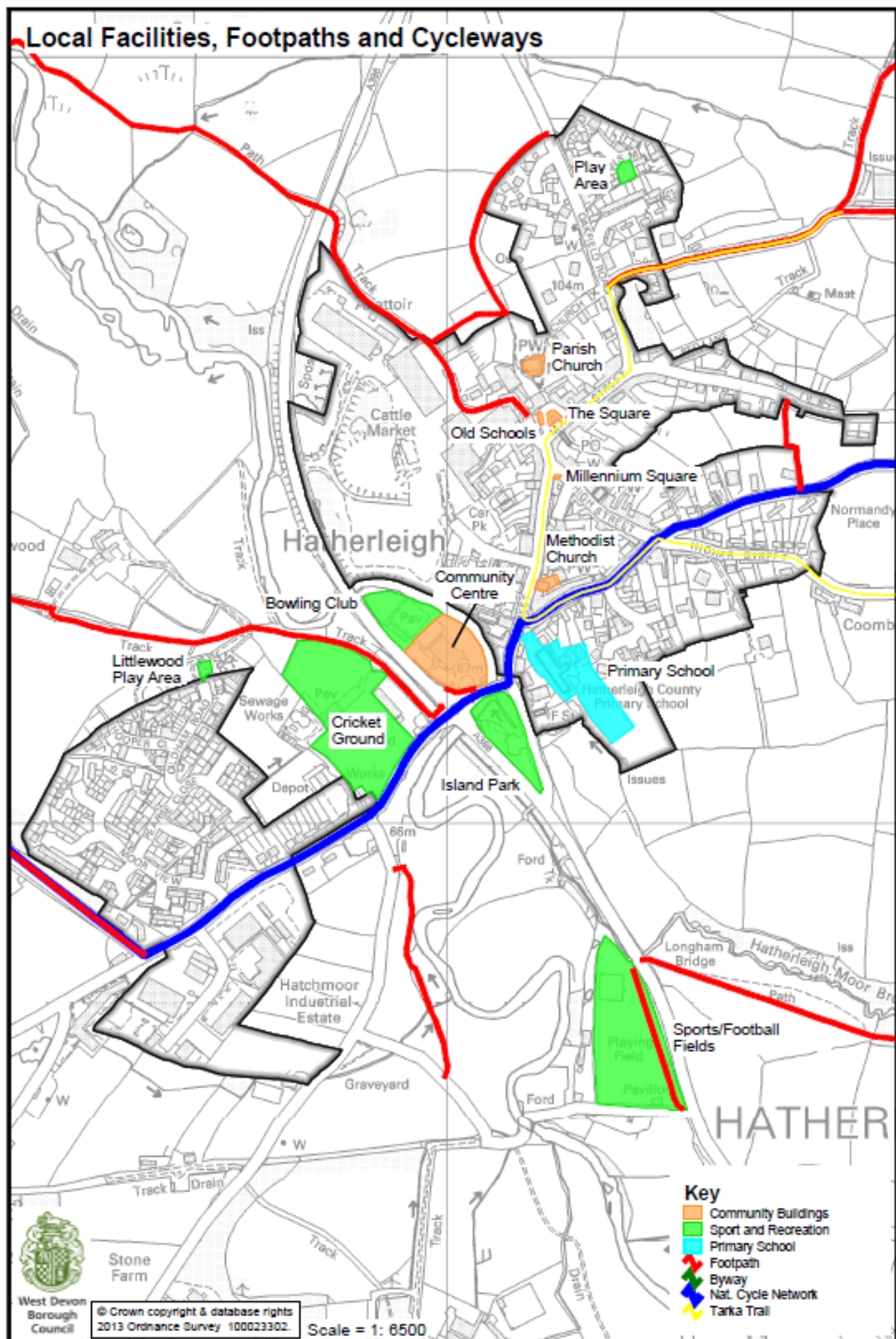
About Local Facilities and Activities in Hatherleigh

5.1 Hatherleigh is well served by a wide range of local groups and organisations and in general these groups make good use of the facilities that are available in the town. Most ages and abilities are catered for through groups that include team sports (football, cricket, bowls, netball) and indoor sports and fitness (badminton, aerobics, ballet, yoga).



Musical groups such as the Silver Band, bell ringers and hand bells are successfully running, along with art and theatrical groups, history, cinema and many more.

- 5.2 A number of residents have suggested ideas for new clubs, groups and activities that could be established in the town and opportunities for setting these up will need to be explored. Volunteers will be required to help run these groups, possibly supported by the Town Council in the first instance. However, people should be encouraged to set up new clubs if they are interested in them, rather than there being an assumption that the Town Council will make these arrangements.
- 5.3 The consultation has also brought out various suggestions for new facilities and activities in the town which are shown in Appendix C. These will need to be carefully considered as many will have cost implications. There may be opportunities to support these suggestions as part of any future development proposals in the town.
- 5.4 There is a range of existing facilities in the town which help to meet a variety of needs. These are shown in the map and table on the following pages:



Facility
<p>Churches – Parish, Methodist and Hatherleigh Community Church (previously known as The Vine Baptist)</p> <p>The three churches provide a number of services to the town as well as regular services – these include youth meetings / activities, christenings, weddings, funerals, coffee mornings, building hire etc.</p>
<p>Bowling Club</p> <p>A small secluded area accessed beyond the Community Centre car park, set next to the river with the benefit of native trees offering a backdrop. The area contains a six-rink green and its own clubhouse. Although it is a private members club, the club would like to encourage people of all ages to try this gentle but valuable sport. The Bowling Club is currently expanding their building to include more modern facilities and encourage a wider range of people to enjoy the sport.</p>
<p>Cricket Club</p> <p>This large open area is suitably sited between Hatherleigh's two housing zones and is easily accessible from the main road. The space allows room for two cricket pitches and ample parking space. Although primarily a home for the town's cricket club with its many teams, its location and size make it an attractive venue for community events, with the added advantage of a clubhouse and licensed bar. This is a highly maintained area.</p> <p>Future improvements could see it benefit by increasing the size of its building, adding access for people with disabilities and the purchase of the second pitch or new land.</p>
<p>Sportsfield/Football Field</p> <p>Following the footpath south from the town is one large open area split into two spaces which benefit the town. One is the football field housing a clubhouse serving as home to the football club who at present have two men's teams. The other provides a grass recreation area with seating and also houses two tennis courts. Both areas are regularly maintained. This area is unrestricted and proves a popular place to walk to, and through, if enjoying a longer walk. However access by car is restricted due to incidents of vandalism and repeated dog fouling, although keys to the locked gate are available to car users who have paid to use the tennis courts. The football club would benefit from a modern clubhouse and other facilities (e.g. floodlights) so that they can play in higher level leagues.</p>
<p>Island Park</p> <p>A unique little area which serves as another recreation space situated on the main junction point into the town. The location is ideally suited for children using the school and for passing visitors to stop and take a break. It is also far enough away from any housing which allows children to make some noise and have fun without disturbing people. The area contains four recreational roles (play park area, skate ramp, picnic area and riverside walk). The location of the river is also a big advantage for community fundraising events as the running water provides more scope for creative</p>

thinking. Its location however does mean that the lower area is prone to flooding, which restricts how this area can be utilised. Another disadvantage is that the ground can become waterlogged in bad weather. This park has regular safety inspections and is kept tidy by a litter warden.

Community Centre

A modern community building used for many community, recreational and sports events. A popular feature is the outdoor all-weather pitch. It is in an attractive, central location, with grassy outside space next to the River Lew and native trees. The area contains a play area for smaller children in the grounds which is well situated and accessible at all times, however there is scope for improvement of the play area. The Centre also hosts a large car park. A notice board at the perimeter fence provides an information point for events.

There is scope for this facility to be used for a much wider range of activities, particularly those that have been highlighted as currently lacking in the town, e.g. arts, theatre/cinema, museum, youth activities (dances/discos, snooker/darts), OAP drop-in centre, sports gym/fitness centre and a range of other activities.

The Square

A much valued area in the centre of the historic part of the town serving as a gathering space for many community events. It benefits in being located outside other popular meeting places namely two of the town's three pubs, the Parish Church and Old Schools. The survey highlighted that some people felt this area could be updated with improvements to its access, seating, planting and drainage. Suggestions were also made to introduce some form of sheltering when events are held. The Square could also be more effectively used on market days to provide spaces for stalls.

The Market

A great many comments have highlighted the need to retain this large open space and large buildings in the centre of the town. Over the years, this large space has enabled many events to take place without disruption to the town. Although development is proposed controversy remains on how this will impact the community and the environment.

Play Areas

Whilst there are a few specific play areas provided, some of them are restricted by access times, by costs or by location. Small play parks are incorporated within housing developments in two areas of town (Littlewood & Bowmans) although these are restricted to users resident in that vicinity.

Additional play facilities could be provided for:

- 4-8 year olds (due to lack of provision currently).
- Residents in Moor View.

- Hardstanding area for ball sports etc. e.g. basketball
- Skate ramp area, where adapting this facility would greatly benefit users of different levels of skill ability active in a variety of wheeled sports.

Principle for Development 3

- New development should provide opportunities to support and encourage the community to engage in healthy lifestyles by enabling good walking and cycling links to existing facilities. Where the development puts pressure on existing facilities, appropriate provision or improvements should be made to address this.

6. Local Services



Aims

- Ensure local services (such as the school, doctor's surgery and sewerage systems etc.) are improved as necessary to accommodate new development and meet the needs of the community.
- Work to maintain Hatherleigh as a local centre providing an important resource not only for residents of the parish but also the wider rural community in its catchment area

About Local Services in Hatherleigh

6.1 The town currently benefits from a good level of service provision. There is a primary school, pre-school and after-school clubs, a GP surgery, mobile library, a range of shops, Post Office fuel station and bank. Most young people of secondary school age attend Okehampton Community College.



6.2 In general, most residents are satisfied with the range and quality of local services although there were some suggestions during the consultation about how provision could be improved. In preparing this plan we have considered all of these comments and have talked to local service providers about the impact that new development may have on the services in the town. The following table highlights the main comments from the community and also shows the information that has been gathered from consultation with local service providers:

Type of service	Community comments	Is there a need for improvement?
Police	<p>Lack of visibility</p> <p>Poor parking causing congestion and potentially preventing emergency vehicles getting through the town</p>	<p>Patrols do happen and steps have been taken to make them more visible.</p> <p>Parking infringements are dealt with by the enforcement officer at West Devon Borough Council and not the Police. The only exception is if it is actually causing an obstruction (not if it will do so)</p>

Fire & Rescue	Deemed very good – especially with them doing the co-responders role	No action necessary
GP Surgery	The location at the top of the hill is considered by some to cause difficulties for people with mobility issues and those living on the Moorview estate without access to a car. Some suggested a ‘hospital car’ service or a relocation of the surgery to the centre of the town. There were also various comments that they would like a female GP in the town. The open surgery at the GP is considered a very large benefit for patients and should not be lost.	<p>NHS Devon has confirmed to West Devon Borough Council that there is sufficient capacity at the current surgery to meet suggested levels of increase in residents from any new development.</p> <p>Any proposals for a new surgery would have to be instead of, and not additional to, the existing surgery – i.e. a relocation of the current premises.</p> <p>Any new developments should make contributions towards health care in the area.</p>
Hatherleigh Community Primary School	There are some concerns that there is not enough capacity at the current primary school to meet the needs of any new development.	<p>Devon County Council has confirmed to West Devon Borough Council that additional Primary School provision is likely to be needed beyond 2017. This may involve the expansion of the existing school but pupil numbers will be monitored to see if this is necessary. There is space available on the current site to accommodate this expansion if required. Contributions will be sought from any new developments towards the cost of primary education provision in the town.</p>
Okehampton College (Secondary School)	No comments were made about the secondary school.	<p>There is no secondary education provided in Hatherleigh with the majority of 11 – 16 year olds going to Okehampton College. Devon County Council has confirmed that additional Secondary School provision is likely to be needed beyond 2017. Contributions</p>

		will be sought from any new developments towards the cost of secondary education provision.
Pre-school age	A number of respondents suggested provision was lacking for pre-school care.	<p>There is a pre-school and Childrens' Centre located within the Community Centre. More room for these and also nursery provision could be of benefit to the community but is not seen as required as part of any new development.</p> <p>More work will be done to promote the service currently available.</p>
Water and sewerage	Various concerns were raised about the current water and sewage provision in the town and how previous developments in the town had been accommodated on the water supply.	<p>South West Water (SWW) has confirmed that financial contributions were received from previous developments for sewage treatment works and this money has since been spent on improvements tailored to meet the demand from the development.</p> <p>Additional improvements to the sewage treatment works will be needed in line with future development. SWW has committed to carrying out further improvements which will meet any extra demands created by new development taking place in the town.</p>
Chemist	There is general support for a chemist in the town, even if this is provided through a larger selection of products in the shops or within the GP surgery.	A chemist in the town could be a benefit for the community but is not required as part of any new development.
Mobile library	All comments about the library service were positive, the only suggestions being that a more regular facility could be promoted in the town.	A more regular facility could be a benefit for the community but is not required as part of any new development.
Dentist	It was suggested by various residents that a dentist would benefit the town, even as a	A dentist could be a benefit for the community but is not required as

	mobile service	part of any new development.
Local Council	A duly elected body to serve the community	Some people do not know who the councillors are. More work will be done to correct this and make sure residents are aware that they can attend any council meeting.

Principle for Development 4

- Appropriate contributions should be made towards meeting identified local service and infrastructure needs that are put under pressure as a result of new development.

7. Environment

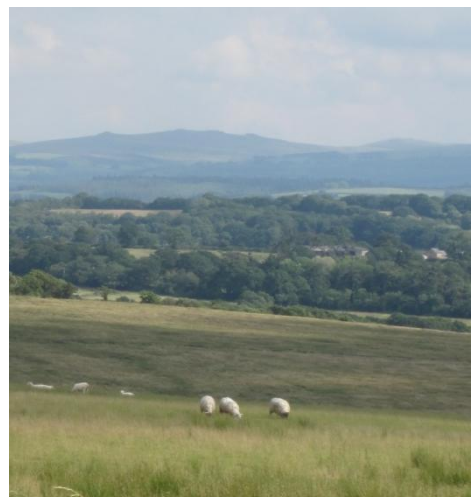


Aims

- Explore options to develop local trails and walkways for residents to enjoy and to encourage visitors to the town. This should include a more active promotion of the Tarka Trail.
- Encourage more activities which benefit the environment, including:
 - Creation of more allotment sites to enhance community spirit and encourage sustainable local food production and composting.
 - Encouraging more bicycle use by installing cycle racks and highlighting off road cycle paths.
 - Encouraging wildflower planting in corners of gardens, fields and other areas where possible using native species of local provenance.
- Work with landowners to increase accessibility of riverside walks, including alongside the market area.
- Encourage eco-friendly and energy efficient developments.
- Promote the use of traditional materials that complement the style of housing in the surrounding area.

About Hatherleigh's Environment

- 7.1 The town of Hatherleigh contains many handsome features within its built environment. It hosts over 60 listed buildings and the central area of the town is designated a Conservation Area. Its historic buildings in the centre of town remind people of its valuable cultural heritage. Its open space environment can also easily be described as rich in what it has to offer. It has a good range of open space areas providing the venues for the many clubs and facilities in Hatherleigh, all of which are at a good standard and are regularly maintained by the Town Council or individual groups. There is also Hatherleigh Moor on the doorstep with multiple access points through the many footpaths and rights of way. Hatherleigh is ideally positioned for making full use of the Tarka Trail and Ruby Country Walk especially when further steps are taken to link up this facility.



The Natural Environment

- 7.2 The people of Hatherleigh benefit from having a large moor on their doorstep, covering approximately 400 acres of mainly grassland split in four by two small roads. Although


access is allowed over the whole area with its many footpaths the division of the road provides a useful marker. A working balance is maintained by defining a fenced off side for grazing livestock and an open lower section allowing the public the freedom to exercise dogs or have picnics. The open Lower Moor contains a large pond. This, and the surrounding grassland, is home to many species of native flora, including Culm Grassland leading it to be designated as a County Wildlife Site. The moor's uniqueness boasts it as a Strategic Nature Area and is archaeologically significant due to the mounting evidence of the presence of a Roman Tilery site. It is also the site of St Johns' Well (a 'holy well'), the water of which was used for local baptisms. The area has a management committee as it needs regular maintenance to support the type of flora and farming role it has. The down side of its popularity, however, is that it can be a gathering place for groups of people and litter is often left behind, sometimes even in the pond. There have also been occasional instances where livestock gates have been left open.

- 7.3 Within the town itself, there are various green spaces, including areas of dense hedgerows, woodland and grasslands. These contribute to the overall attractiveness of the town and also support important wildlife. These areas should be protected and opportunities to either open them up for public use or to help preserve special habitats should be explored. Green spaces are important habitats for wildlife, in addition to providing social, economic and environmental benefits to individuals and communities living nearby.
- 7.4 The River Lew meanders through the parish and is a very important feature of the town. However, it is clear that many people do not feel there is enough easy access to enjoy this beautiful natural asset and there could be scope to make this more of a feature at locations within the centre of town and provide a buffer for any development that occurs close to it.

Principle for Development 5

- All development should protect and enhance the existing green infrastructure in the town, ensuring adequate wildlife corridors for mammals (including those using the river), insects and birds. It should also make provision for sustainable new tree planting to give the town trees for the future. One species of local, native tree is the Aspen.

Walking and Cycling Links

- 7.5 There are many footpaths meandering through the town and surrounding area to suit all abilities and lifestyles. Hatherleigh Moor holds a criss-cross of routes and footpaths, such as 'Lovers Walk' and 'South Walk', also lead to here. Other longer routes heading out of town take you up on the 'North Walk' out towards Spear's Fishleigh, or a route past the church, under the bypass towards the old railway line known as Ruby Trail No. 26. Some footpaths also combine with the Tarka Trail. If you prefer a quicker route close to town then a short loop takes you over Passaford Bridge. Other walks include Red Lane leading up to Belvedere Tower. The recently opened Ruby Way Route combines with National Cycle Route 27 accessed via Runnon Moor. This offers another opportunity for walking, cycling or horse riding along a quiet lane.
- 
- 7.6 There are, however, a few areas in the town which could benefit from improved footpath and cycling links. These include:
- A safer pedestrian link to the Sportsfield
 - A river walk which links the town centre with the market area. There could be added value in providing a wide stretch of open space alongside this to provide opportunities for children to ride their bikes etc.
 - A footbridge over the A386 linking the Moor View estate to the town centre could be investigated.
- 7.7 There are also suggestions for the development of better pedestrian and cycle links between the town and the surrounding area. It would therefore be beneficial to ensure any new and established routes are encouraged to pass through the centre of town. Utilising these cycle routes create the potential opportunity to promote Hatherleigh as a cycling centre. This would help to encourage more visitors to the town and help support local businesses.
- 7.8 If the community wishes to pursue this, it would be beneficial to install cycle racks in and around the town. These would be a benefit for the potential growing number of cycling visitors to the town and will also serve a wider purpose of helping to encourage residents to cycle to the shops and other places in the town.

Principle for Development 6

- Provision should be made for improved walking and cycling connections and signs around the town and for the installation of cycle racks. The preferred locations for cycle racks are outside the Co-op, in the town square, and at Island Park.

Recycling and Renewable Energy

7.9 Through the survey it has become clear that although Hatherleigh people live in a rural location they still are aware of the need to consider the impact modern lifestyles have on the natural environment. For example, many people are interested in creating some of their own resources, such as renewable energy or community food production and some are keen to form a local environmental group to support these initiatives. This type of group could also look at encouraging wildlife habitats in the town and encouraging better recycling facilities, such as a community composting scheme or generating energy from waste.

7.10 There is a recycling area suitably located in the centre of town in close proximity to the shops. It offers a broad range of recycling bins, with the space to include other options when future provision and finances permit. Its location means it presents little noise nuisance to most dwellings.



7.11 It is important to think about the way we use energy and how we can promote a more sustainable town for the future. In all new developments, we would encourage the use of energy efficient design, meaning that the need for energy is reduced at the outset. Other options for generating renewable energy, such as PV cells, were generally supported but there is a need to understand more about the renewable energy aspirations of the local community.

Principle for Development 7

- Support for new homes and buildings to be energy efficient, being mindful of the balance to incorporate a progressive agenda while being sympathetic to the views of local people. New homes should incorporate opportunities for renewable and/or low carbon technologies (e.g. PV panels) where viable and appropriate.

Allotments

- 7.12 Community space for allotments is provided about a mile outside the town. Although Hatherleigh allotments is on private land an agreement sees this Town Council project secure for at least 99 years. At present, 13 plots are provided with the potential for more being offered. The area is in a good sunny position and is producing a bounty of crops. So far there have always been people waiting and ready to take on a plot when a holder has decided to stop using one.
- 7.13 The only disadvantage appears to be its location as there is no pedestrian footpath along what is a busy road. However, a large car park is provided. Considering that allotments provide invaluable benefit to people by providing an opportunity to exercise and grow quality fresh food, the acquisition of further allotment sites should be encouraged. Any new site would be run by the Hatherleigh Allotment Association under the umbrella of the Town Council.

Principle for Development 8

- Additional allotment spaces should be investigated to increase opportunities for all residents, ideally on sites within close vicinity to the town.

Built Environment

- 7.14 The town of Hatherleigh has a distinctive and attractive built environment. The central streets and buildings of the town are characterised by various special features which are integral to the nature of Hatherleigh and should be reflected in new developments that take place. These include:
- Thatched buildings;
 - Natural stone paving and kerbing;
 - Rendered cob and stone housing;
 - Terraced properties fronting the street in the town centre – these flow into one another with soft lines and smooth edges;
 - Larger detached properties set back from the road in areas north of the church;
 - Recessed windows with soft, natural, rounded edges;
 - Mainly two-storey buildings;
 - Long, low buildings in the more level areas of the town and narrower, taller buildings in steeper areas;
 - Enclosures (fences/walls) being locally distinct features such as local stone, rendered cob walls, Devon banks and hedgerow;
 - Frequent road junctions and a loose triangular street pattern in the old part of town. This is an important characteristic of the town and provides

the route for important historic events which continue today, such as the barrel rolling on carnival day;

- Street furniture, public art and green spaces.

7.15 New developments should reflect and incorporate these important features that are individual to the town. Some people feel that more recent developments have been less characteristic of Hatherleigh and have therefore detracted from the traditional quality of the town's environment. Parking problems have also been abundant and this has had an impact on the way the town is used and viewed.



7.16 There are various locations around the town where seat benches are sited. Whilst they provide an important function to rest or stop a while to chat with friends, many are in disrepair and in need of changing. Locations of council notice boards may need reviewing to ensure residents are kept up to date with community information. There are a number of litter bins placed in various locations around the town which appear to be sufficient. Concern has been raised at the lack of dog litter bins which again should be reviewed.

7.17 There are some concerns that the built community areas are not big enough to support a large increase in the town's population. More effective use could be made of the Town Square and an effective redevelopment of the market site which makes provision for community uses and events could help to overcome some of these concerns.

Principle for Development 9

- The design of all new residential areas should be of high quality and be locally distinctive with a strong sense of place that respects the character of the town. In particular, new development should:
 - Make use of traditional materials and styles;
 - Reflect the traditional triangular street pattern of the old town;
 - Incorporate hedgerows, local stone and rendered cob walls and other styles of locally distinctive 'enclosures' and protect those that already exist.

Gardens

7.18 The general view in the community is that gardens are very important and that new homes should have bigger gardens to provide places for children to play, to use as a hobby, to support wildlife, to provide food and to retain a sense of

greenery and space in town. The town is therefore keen to see greater attention paid to the size of gardens in housing plots to encourage opportunities for recreation and vegetable growing. On new developments we would like to see good sized gardens but where too difficult to provide this then easily accessible community gardens and/or allotments should be provided

Principle for Development 10

- New development should incorporate provision for good-sized gardens to enable people to grow their own food and to use as an important area for play and recreation. If too difficult to provide these then community gardens and or allotments should be provided.

8. Economy



Aims

- Support and promote new local tourism initiatives.
- Encourage people to shop locally in the town.
- Encourage new businesses into the town and provide support for existing ones.
- Promote the diverse range of products and skill base that Hatherleigh businesses have to offer.
- Support a continued and enhanced use of the pannier market.

About Hatherleigh's Economy

- 8.1 Hatherleigh's economy is driven, in the main, by its role as a small market town. There are many well established and successful businesses, many of which depend in varying degrees on the market, farming (both livestock and horticultural) and/or tourism for their continued success. There are somewhere between 350 and 400 jobs provided by these businesses – although a number of these are part time positions. It is recognised that Hatherleigh as a local centre provides an important resource not only for residents in the parish but also for the wider rural community in the catchment area. The following section presents an overview of the local economy. A map is provided on page 39 which shows where the main business, industrial and shopping areas of the town are located.

The Abattoir

- 8.2 The abattoir, the largest in Devon, is the main employer in the town. It supports local jobs, agriculture, the local economy and its location limits the distance animals travel to slaughter. It is also the only abattoir in Devon that currently takes TB cattle. It is important for the whole of the South West in the interest of animal welfare. It is also vitally important to the local small farm farmers. It is therefore a high priority to see the abattoir remain and any redevelopment of the adjacent market site should be sympathetic to its needs, bearing in mind the type of facility / business the abattoir is. This could be achieved by ensuring that appropriate rights of way are maintained and that there is a sufficient buffer provided by either landscaping or non-sensitive uses.

Hatherleigh Market

- 8.3 Hatherleigh Market is equally important for both the community and the many businesses that operate from it. Should the site be redeveloped, the community is overwhelmingly in favour of seeing the traditional Tuesday pannier market remain. The market is intrinsically important for the town both socially and

economically and gives Hatherleigh a strong sense of identity. Its success can be built on through the redevelopment of the site so that it becomes properly integrated into the rest of the town and could be used on a more regular basis for the benefit of local people and as a tourist attraction. More information about how the market site could be redeveloped in a way that meets the needs and aspirations of the community is set out in Chapter 10.

Local Shops and Businesses

Hatchmoor Industrial Estate

- 8.4 There is a small industrial estate on the edge of town home to small and medium businesses. This area currently has fourteen units, employing a significant number of local people. These provide a range of products, some trading internationally.

Auctions

- 8.5 Hatherleigh has become a popular place for selling antiques and second hand goods. It has a specialist auction house in Bridge Street and also has a weekly auction in the market. The market also hosts an antiques area on Tuesdays and a car boot sale on Sunday afternoons.

Accommodation/Eateries

- 8.6 Hatherleigh has three public houses, all serving food and offering accommodation. It also has a restaurant, two cafes and a number of B&Bs dotted around the town. A traditional fish and chip shop is also here.

Market Street/Bridge Street area

- 8.7 This area hosts a number of businesses. These include a bank, petrol station, post office, builders merchants, local supermarket, newsagent, two hairdressers, saddler, pottery workshop, computer shop, art gallery and shop, craft shop, bakers, delicatessen and farm supplies store. There is also a butchers/ farm shop on the edge of town.

Engineering/building trade

- 8.8 There are many self employed skilled workers in the town. These include workers associated with the building trade and farming. Hatherleigh hosts farming equipment sales and repair businesses and three motor repair businesses.

Other businesses

- 8.9 Hatherleigh's provision is also benefited by having a veterinary practice and the Doctors pharmacy. Financial services include the Post Office, a bank, an insurance brokers, estate agent and fuel station.

Social Welfare

- 8.10 Hatherleigh has a privately owned care village on the outskirts of town. This facility provides for the elderly. The town also has two residential homes for people with disabilities. All provide local employment opportunities, and the larger one also provides sheltered accommodation.
- 8.11 One of the main concerns in the community is around the provision of local employment in the town and concern that a growing population will not have enough local job opportunities. It is therefore important that any possible new development includes opportunities for new businesses to come into the town and for new jobs to be created. The type of employment development that is likely to be most useful for the town and its needs would be in the form of smaller, office and/or light industrial units. These could be built in a flexible way that enables them to be adapted for different sizes and uses (e.g. partitions removed to provide larger units if required or partitions retained to create smaller office areas). Easy in, easy out terms should be encouraged. There is also support for the idea of a 'training centre' in the town which could specialise in providing training in traditional skills and crafts. However, there is currently no identified investment for this type of facility.
- 8.12 It was also suggested through the community consultation that more could be done to support new and existing businesses in the town. Some of these suggestions, including re-establishing the local business forum will be explored.

Principle for Development 11

- Proposals for new premises for business/office workspace (e.g. E-commerce and training/local crafts) and combined living and working spaces will be supported and encouraged within the town.

- 8.13 In terms of shops, it is considered that whilst it would be good for there to be more opportunities for more locally independent stores, these should aim to complement and not compete with businesses in Bridge Street. There is limited support in the community for a large superstore but an additional smaller supermarket to provide competition to the Co-op is generally supported (although there is a small grocery store attached to the fuel station). This should be limited to a small-scale store with consideration given to not creating potential problems through increased traffic flow in the centre of town. Also It should have a limited stock of non-food goods to minimise the impact on the town centre.



Principle for Development 12

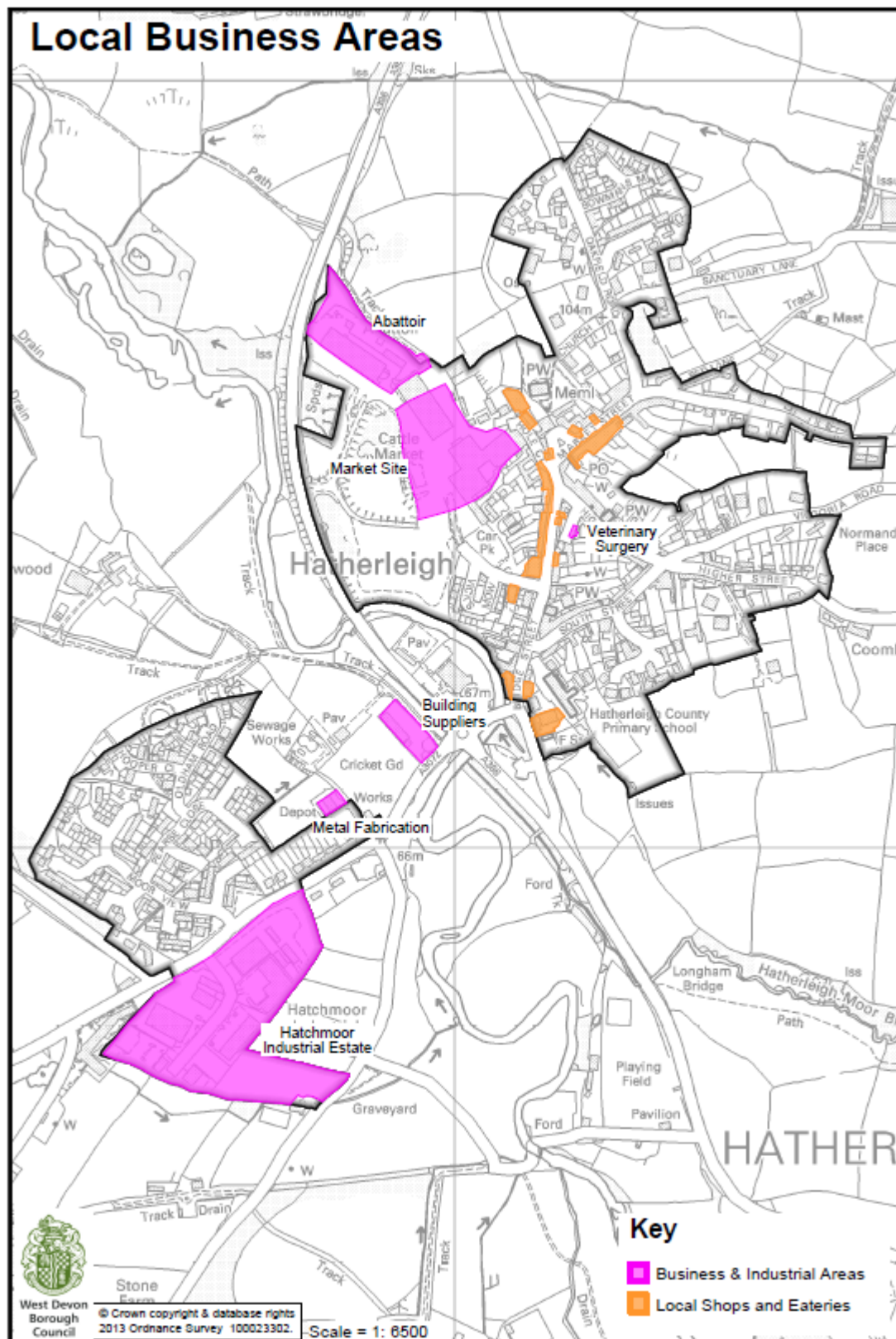
- The development of new large superstores which compete with the businesses in the town centre should be resisted. Proposals for new small-scale shops and supermarkets may be supported where they help to complement other businesses and link well with the town centre. The creation of a totally separate secondary shopping area should be avoided.
- Any applicants for food and non-food retailing development outside of the existing town centre should demonstrate the impacts of their proposals on the existing retail businesses in the town.

Tourism

- 8.14 Hatherleigh is placed in a great central position being close to both coastal and moorland areas thus providing a handy base for different tourism opportunities. It is within easy reach of the main cities of Exeter and Plymouth and is also well located in terms of there being numerous places of historical interest locally and centres offering adventure activities.
- 8.15 The tourism currently generated in Hatherleigh and its surrounding parishes also supports many Bed and Breakfast establishments.
- 8.16 The town is keen to promote and support new local tourism initiatives. In particular, the community feels that there is the potential to brand Hatherleigh as a 'cycling mecca'. Cycling is a growing sector and Hatherleigh is benefiting from the various new routes that are opening up in the area. One potential avenue to promote is the National Cycle Route 27. This route, also known as 'Devon Coast to Coast', is 102 miles long and Hatherleigh is ideally situated at its midway point of 52 miles. A marketing strategy should be investigated to see how to tap into this green economy passing on a regular basis right through the town.
- 8.17 The consultation highlighted a need for better signage of what the town has to offer passing tourists and a review of signage on the main routes into Hatherleigh. Suggestions also included a new town leaflet listing the many interesting facets Hatherleigh has to offer within the town and its surrounding area, e.g. a 'Hatherleigh Welcomes Cyclists' sign.
- 8.18 Other ideas for promoting Hatherleigh as a place to visit include:
- Ruby Country
 - War Horse Country
 - Hatherleigh Moor
 - Roman Kiln
 - St Johns Holy Well
 - Belvedere Tower
 - The Monument (re Charge of the Light Brigade)
 - Thomas Roberts
 - Town twinned with Ballots in France
 - Historic 15th Century Church

Principle for Development 13

- Increase signage to promote facilities and businesses to visitors.
- Proposals for development that contribute to the local cycling infrastructure will be supported.



9. Transport and Communications



Aims

- Enable better access and parking arrangements through the town to improve public safety and enhance the shopping environment.
- Encourage people to shop locally instead of using transport to shop elsewhere.
- To improve, as far as reasonably possible, the public transport service to the town.
- Ensure adequate parking is provided proportionate to size and type of the development

About Transport and Communications in Hatherleigh

- 9.1 Hatherleigh is a hub for the local area although parking in and around the town is generally considered to be a problem for many people in the community. Traffic flow around the town is often disrupted due to poor parking. The consultation has highlighted various concerns which are discussed below.



Car Parking

- 9.2 Car parking throughout the town has been raised as a main concern by many local residents and is a top priority to be addressed.
- 9.3 There are a number of possible reasons for this:
- Cost of parking in the Town Car Park
 - Limited number of properties with off-street parking
 - Narrow width of roads and streets
 - Lack of consideration for other road users and pedestrians with regards to how and where some drivers park.
- 9.4 Some possible alternative 'solutions' to the car parking issue are
- Single / double yellow lines
 - Box parking
 - Time restricted zones
 - Parking permits
 - Shared space zone for pedestrian, cyclists and vehicles
- 9.5 On-street parking in the town centre is regarded as a particular problem, causing obstruction to pedestrians and vehicles and acting as a deterrent to

people wanting to use the shops and facilities. Other areas of concern are parking arrangements outside the school at drop-off and collection times and parking on auction days at Pyles.

- 9.6 There have been many suggestions in the community about how to improve the parking situation. In particular, it is considered that one of the best ways to achieve this is by making the Town Car Park free. This could have the benefit of alleviating parking problems, making the town safer for emergency vehicles and pedestrians, and promoting the town to visitors. However for this to achieve its aim, drivers will need to use it and walk a little further! The Town Council is keen to explore this option with the Borough Council and will be pursuing this and other suggestions in the near future.
- 9.7 With regards to car parking on any developments that take place in the town, it is strongly considered that there should be adequate parking to ensure that it does not worsen existing parking and traffic safety problems in the town. This can be achieved in a variety of ways:
- **On-plot (off-road) parking:** Parking spaces provided either to the side of the house or in the form of a garage. There is a local aspiration for a minimum of two per dwelling to be provided.
 - **Integrated on-street parking:** On-street parking can be a very effective and efficient use of space if it is properly designed and integrated into the development. These spaces can be provided parallel to individual houses. However, not all streets are suitable for this type of parking.
 - **Courtyard parking:** This can be used in some situations where it is appropriate to do so. It should generally be provided at the front or side of houses so that it can benefit from good natural surveillance.
 - **Multi-functional/communal parking:** There could be opportunities to have multi-functional parking areas (e.g. a hardstanding play area which when not being used for recreation could be used for parking) and/or communal parking areas.
- 9.8 As well as providing adequate parking spaces, opportunities to travel more sustainably should be explored. Firstly, new developments should give priority to pedestrian and cycle links and improve access to public transport.

Principle for Development 14

- All new development should be designed with adequate car parking provision and proposals should be resisted where it would have an adverse impact on traffic safety in the town.
- The amount of parking provided should be proportionate to the size and type of the development proposed so as not to lead to an increase in ad-hoc on street parking.
- Proposals for the conversion of garages for alternative uses should be discouraged where it would lead to an increase in inappropriate on-street parking.

Public Transport

- 9.9 For many people living in Hatherleigh the car is a necessity not a luxury. Many rely on their car to support their lifestyle and work patterns. The current bus services in the town are not adequate to replace many of these trips as they do not run at convenient commuter times and do not stop to pick people up in the most convenient locations. The Tavistock / Barnstaple service no longer goes through the town due to the delays it encountered due to poor parking. The Town Council will therefore be looking to discuss with the local bus companies and Devon County Council the possibility of changing these routes to pass through the centre of the town and go to the new estates along Oakfield Road and revising the bus timetable to improve links to Exeter and Holsworthy.



Telecommunications

- 9.10 The town is reasonably well served by Broadband and mobile reception which is currently of a sufficient standard to support the majority of local residents. However, high-speed Broadband could be important in encouraging new businesses into the town and supporting existing ones. It is therefore recommended that any new development, particularly on employment sites, incorporate provision for high-speed connections.

Traffic Speed

- 9.11 There are real concerns about traffic speeds on the stretch of the A386 between the roundabout and Sportsfield. Because of this, parents are reluctant to allow their children to travel to it on their own. Opportunities to reduce the limit to 30mph have been discussed with Devon County Council but there is insufficient frontage of homes/buildings/public areas on this stretch of road to justify this. As such, it is worth exploring whether a safer pedestrian route to the Sportsfield can be achieved.

10.Hatherleigh Market



Aims

Prepare a strategy to ensure the market continues successfully into the future for the benefit of the town's economy and community life.

About Hatherleigh Market

- 10.1 Hatherleigh Market is an iconic part of the town's identity with its charter reaching back to 1220AD. The weekly cattle and produce markets have been part of the town's landscape for over 50 years in its current location and make a valuable contribution to the town's character and local community life.



- 10.2 The market attracts a huge range of visitors every week, particularly for the Tuesday pannier market which is very popular. Socially, it provides a regular and important gathering point for a large number of visitors and local residents whilst it also helps to boost the town's economy by providing a source of income for the many stallholders and farmers that trade livestock and produce there. Surveys have shown that many people visiting the market also use other facilities in Hatherleigh, thereby showing that the market also supports local shops and charities in the town. There is a strong feeling among the community to see the market continue successfully into the future for the benefit of the town's economy and community life.

Redeveloping the site – What do we need to consider?

- 10.3 The market is considered by the community to provide an important functional role for the town but is expected to cease its operations as a livestock market in the near future.
- 10.4 The Borough Council has been aware of the likely closure of the market for many years and has subsequently made provision within both the 2005 Local Plan and 2011 Core Strategy for an appropriate redevelopment of the site in the event that it is closed.
- 10.5 The 2005 Local Plan includes policy ED9 which makes provision for the redevelopment of the site for predominantly employment use with a small element of housing on those parts of the site most closely related to the town centre. However, in order to maximise flexibility around the redevelopment of the site in a way that most effectively meets the needs of the community,

provision was made in the Core Strategy to look at the redevelopment of the site in the context of a community-led planning process for the town.

- 10.6 This Community Plan seeks to address this and this chapter sets out the key guidelines and principles for redeveloping the market site. They should be read alongside the rest of the aims and principles set out in the previous chapters.
- 10.7 These guidelines are set out in the following sections:
- Market Operations
 - Heritage and Conservation
 - Environment and Ecology
 - Open Space and Play Facilities
 - Housing
 - Employment
- 10.8 Importantly, if parts of the market are going to be included in the redevelopment of the site, the plans will need to ensure that there is sufficient regard to the value and importance of this as a social and economic asset to the town.
- 10.9 Research shows that markets play a significant role in rejuvenation strategies for towns and are a key factor in encouraging and supporting healthy lifestyles and practices. The new National Planning Policy Framework recognises the important contribution that markets make to the success of town centres; it promotes the retention and enhancement of existing markets and encourages local authorities and communities to find ways to ensure markets remain attractive and competitive.
- 10.10 There is always the possibility however as this is a privately owned site that an owner uses the area for another purpose other than its current purpose of housing the produce market on Tuesday's. If this was the case a concerted effort would be needed to ensure the usual operations of market day can continue and steps taken to find an alternative venue.

Market Operations

- 10.11 The Market covers an area of approximately 12 acres in the west of the town, directly linked to Bridge Street in the town centre. The majority of the site is brownfield land and a number of buildings used for market-related activities are located there. On market days, part of the site is used for stalls, storage, auctions and market functions with the remainder of the site being available for free parking.

10.12 National policies for development recognise the important contribution that markets make to the success of town centres and promote the retention and enhancement of such operations. Communities and local authorities are encouraged to find ways to ensure markets remain attractive and competitive.

10.13 The current market is very popular and, in particular, the Tuesday market attracts a wide range of local residents and visitors. A combination of factors contribute to making it an attractive place to visit and are what puts Hatherleigh on the map. These include:

- The variety of food and produce stalls
- The household auctions which add vibrancy to market day and which also provide a facility for buyers and sellers.
- The unique fur and feather auction which brings in people from a wide area who visit to sell and buy stock.

10.14 The market area is also used to host special community events, including the annual carnival which sees a large number of floats, fairground and the burning of tar barrels.

10.15 Surveys and consultation events have shown that there are a variety of different requirements that need to be considered in order to ensure an effective redevelopment of market facilities. In summary, the main findings have shown that:

- Most respondents to the resident's, visitor and stallholder survey recorded Tuesday as their preferred day for the market. However, a Saturday Market seemed to be popular if the market was to be run on an additional or alternative day;
- 55% of visitors stated that they used other facilities in the town when they visit the market;
- Nearly 56% of visitors have shopped at the market for more than 10 years, highlighting the important role it plays in people's lives;
- Nearly 93% of visitors travel to the market by car, 4% walk and 3% use community transport;
- 75% of stallholders prefer outdoor pitches;
- Of the 25% of stallholders that prefer indoor pitches, the main reason was that they needed their produce to stay dry;



- 87% of stallholders consider the market in Hatherleigh to be an important factor in their business's viability;
- The majority of people would like to see the market (i.e. food stands, bric-a-brac auction, fur/feather auction, livestock market, car boot sale) stay the same although some would like to see better facilities whilst still offering the same products.

10.16 Car counts taken between August and December 2011 (count taken at a single point in time on market days) showed an average of 481 cars on Tuesday market days parked in the market area. While useful, these counts do not provide a breakdown of peak times and the types of vehicles that are using the site for parking and therefore more assessments would be



needed to gain a better understanding of how this parking area is used. It was also noted during these car counts that the Town Car Park was not full so there is scope for some of this provision to be met by using this space more effectively. Any applications for development should provide a detailed parking and traffic audit to demonstrate demand. It is an overwhelming priority of the community that current car parking issues around the town are not exacerbated by the redevelopment of the market site and therefore the proposals should make every effort to ensure that sufficient parking is available to meet the demands of visitors to the market.

10.17 There is scope to look at multi-functional/communal car parking areas (e.g. a hardstanding play area) which when not being used for recreation could be used for parking on market days.

10.18 As well as providing adequate parking spaces, opportunities to travel more sustainably should be explored, with priority given to pedestrian and cycle links and improved access to public transport.

10.19 It is also important to maintain good access to the market area and therefore the layout of the redevelopment should be structured to allow market functions to continue and should maintain rights of way.

10.20 To continue the functions that make Hatherleigh Market what it is, it is envisaged that there will be a need for two buildings as well as outdoor space to hold a number of stalls:

- A centre-piece building hosting a pannier market for weekly food and craft stalls

- A larger multi-purpose building to house indoor household auction sales, indoor car boot, fur and feathers auction and to be used for other community events in wet weather, e.g. carnival crowning, judging, festival bands, Christmas poultry sales etc.
- Space for around 80 stalls – mostly outdoor (average measurement of stall size of 4m x 3.5m) plus additional room to accommodate traders vans.

Principle for Development 15

For the market to continue to be successful in the future, redevelopment proposals will need to ensure that there is sufficient trading space and parking facilities proportionate to the needs of stallholders and volume of visitors. This should include provision for:

- Sufficient parking spaces to meet the demands of visitors and traders.
- Approximately 80 pitches, the majority of which should operate outdoors.
- Market buildings which incorporate suitable spaces for hosting weekly market functions and other community events.
- Poultry shed for fur and feathers auctions
- Better walking and cycling links.

Heritage and Conservation

10.21 Hatherleigh is an attractive market town with many historic and distinctive buildings. The street layout in the centre of the town is based around a loose triangular pattern that makes it easy to walk around and know where you are. In particular, the church at the top of Bridge Street provides an important focal point and can be seen from views across the town. There are various special features that characterise the built-up areas of Hatherleigh and these are listed in Chapter 4. For the market site, it is important that the following guidelines are taken into account:

Principle for Development 16

- The church setting is important and provision needs to be made to protect views to and from it.
- There is considerable scope for enhancement of the public realm around the top market entrance area, the Old Schools and public toilets.

Principle for Development 16 - continued

- The possibility of using some supply of the locally distinctive lamprophyre stone from Hannaborough quarry should be explored. This ought to be enabled by a development of the scale proposed and used in buildings and enclosure. However the fact that this is a soft stone needs to be taken into account. Also the quarry is now a designated SSSI site – however DCC minerals are happy to work with whoever if required
- ‘Enclosure’ (provided by hedgerows, walls etc.) is critical to any development ‘fitting in’, and there are distinctive forms of enclosure already in the town.

Environment and Ecology

10.22 It is important that any proposals for redevelopment carefully consider the environmental impact it is likely to have. In particular, the following should be taken into account:

(1) Hedge and tree boundary between Vicks Meadow and the A386:

These trees and hedgerows provide a good habitat for wildlife (such as insects, birds, slowworms) and should be retained and enhanced by extra planting. It may be difficult to achieve direct access to the river from here but opportunities for providing a path to the inside of the trees should be explored.

(2) Hedge and tree border along A386:

These borders should be retained and left relatively undisturbed by any new development. Any access into the site should therefore be provided by the existing entrance. There could be the potential to introduce a pond just to the south of the main entrance.

(3) C-shaped wetland area curving into the middle of the site:

This is likely to be a very useful habitat and should be retained. It has a good diversity of floral, tree and shrub species and as such is a fantastic resource for birds and possibly bats. There may be scope, depending on the extent of wildlife in the area, to open this space up for public enjoyment.

(4) Buildings:

There are various buildings on the site which are likely to be well used by sparrows, swifts, starlings and house martins. The buildings will need checking for nests and, if present, new development will need to compensate for any loss to this habitat. There may also be bats roosting within the buildings. There are many measures that can be taken to provide opportunities for birds and bats to nest / roost within new buildings that are developed and, if considered early enough, these could be achieved at a low cost with high benefit for wildlife.

(5) Flood Risk and Drainage:

There is an area of high flood risk on the western border of the market site and this will need to be considered as part of any redevelopment proposal. There will need to be a Flood Risk Assessment and Drainage Assessment carried out to

support any development here. New homes should be sited away from Flood Zone 2 where possible and should not be sited within Flood Zone 3 areas at all.

There is an existing ditch along the tree-lined boundary with Vicks Meadow and it is very important that this is retained as it forms part of the town's surface water drainage system. It must be protected and retained and should be left unobstructed for maintenance purposes.

Principle for Development 17

- The habitats mentioned above should be protected and enhanced where possible. Existing trees should be retained to help provide maturity and screening. Any development in the market area should protect the large oaks and other sensitive landscape features on the site.
- The design should help to maximise opportunities for easy movement throughout the site and links into the rest of the town.
- The development should try to include local landscape features that give Hatherleigh its 'sense of place'. For example, there should be provision for local stone faced hedgebanks, stone walling details and well designed tree planting that separates different uses.
- Any proposals should incorporate a buffer to the river and should consider how public access to it can be achieved.

Open Space and Play Facilities

10.23 Any redevelopment of the market site could also benefit from providing better footpath and cycle links to other parts of the town. Whilst the area can link quite naturally with the town square and Co-op, there is not a safe route (i.e. a pedestrian crossing) to reach Island Park, the skate park and other areas south of the town (e.g. Sportsfield). An open area for

children to ride bikes has been identified as being needed in the town and the community would also like better access to a river walk. A wide stretch of open space following the bank of the river and side of the A386 could be created to allow for both of these (possibly with seat benches and lighting – any lighting in the area adjacent to the river should be sympathetic to its use by bats).



10.24 It is also felt that space should be allowed to create better pedestrian linkages to the town for residents living at Moor View. At present, the only option is following the main road to the bottom of Bridge Street. A footbridge over the

A386 linking both sides of the town could be considered as it would be a great way of bringing the community physically closer and would benefit the promotion of cycle routes.

- 10.25 The redevelopment should focus on looking at what is missing in the town in terms of footpaths, cycle links, open spaces and play areas (see Chapter 7) and see whether there are opportunities to provide facilities that are not already available.

Principle for Development 18

- Any development of the market site should provide good quality and accessible open spaces and play facilities. Where possible, these should add to and complement the existing provision in the town, which could include:
 - Provision for cycle racks.
 - Pedestrian and cycle links to Moorview and the south of the town.
 - Riverside walk with area of informal open space.

Housing

- 10.26 Chapter 4 sets out the scale of development that is considered to be sustainable for the town over the lifetime of the Community Plan. This is around 105 homes (13%) over the life of the plan. Averaged out over the life of the plan, this equates to around a 1% increase in the number of homes per year. Approximately 80 (80%) could be built on the market site.
- 10.27 Whilst it is understood that there is some concern about large-scale housing development, particularly in a short space of time, it needs to be recognised that for a successful redevelopment of the market site there does need to be a reasonable level of housing development. New market facilities will be costly and other types of development will be needed to help fund it. Provided that there is an appropriate balance of jobs and homes, the traditional pannier market is kept and every effort is made to integrate the new development into the existing community, it is considered that absorbing the additional homes into the town would be preferable and much more sustainable for the town than having a redundant brownfield site or a site which did not allow for a market to be held there.
- 10.28 The nature of any such redevelopment will inevitably come forward in a manner that is likely to see reasonably high levels of development over a fairly short period of time. The community is very keen to see a more gradual rate of growth and therefore is in conflict with what the community is trying to achieve. If it is practical and viable to do so, the redevelopment of the site should be phased in over a number of years and should not compromise the

ability of the weekly market to function in a way that people are accustomed to. The Town Council will work with the developers to ensure an appropriate phasing of the development.

- 10.29 As explained in Chapter 4, there is only a small amount of affordable housing need identified in the town. However, in line with West Devon's Core Strategy, a development of around 105 homes would normally attract an affordable housing gain of up to 42 affordable homes with the remainder being sold on the open market. As such, it may be more appropriate for the Borough Council to negotiate a level of off-site contributions to affordable homes rather than on-site provision and/or focus financial contributions on other priorities in the town. These priorities are listed at the end of this chapter.
- 10.30 Many people commented through the consultation that there should be a good mix of houses within a new development. In particular, there should be opportunities for housing suitable for an increasing elderly population in the town. This could be in the form of bungalows, Lifetime Homes or independent sheltered accommodation. Provision for this type of housing should therefore be incorporated into the redevelopment proposals.
- 10.31 It is important to note that feedback from the consultation showed that whilst people felt low cost homes were important, provision should also be made for some higher quality, larger homes which will help to bring money into the town and increase local prosperity.

Principle for Development 19

- The level of housing on the market site should be around 80 homes (80% of suggested increase over the life of the plan).
- Provision should be made for a mix of housing sizes and types on the site, including some homes which are suitable for the elderly population.
- Where practical and viable, the development should be appropriately phased in order to achieve a steady rate of housing growth.
- The continued and effective running of market activities should be enabled during the construction stages of any development of the market site.

Employment

- 10.32 One of the key priorities for the community is to try and achieve a redevelopment where new homes in the town are supported by new job opportunities. The type of employment development that is likely to be most useful for the town and its needs would be in the form of smaller, office and/or

light industrial units. There could also be scope to provide some live-work units, for both office-based work and shop fronts. This type of unit is typical of Bridge Street in the centre of the town. There is also support for the idea of a 'training centre' in the town which could specialise in providing training in traditional skills and crafts. However, there is currently no identified investment for this type of facility.

10.33 Ideally, should any redevelopment of the market site take place, efforts should be made to open up the pedestrian (not vehicular) link between the top of Bridge Street and the northern area of the market site so that there is a continuous parade of business and shopping activity in that area of the town.

10.34 There is scope for continued and new employment opportunities to be developed as part of the continuing functioning of the market facility. New management structure/organisation will be required to manage the market functions. This could be through a Community Interest Company.

Principle for Development 20

- Provision should be made for new employment opportunities on the market site.
- Any redevelopment should ensure that there are clear links and signage between the market area and other businesses in the town centre to ensure that all businesses in Hatherleigh feel incorporated into the new design.

Glossary

Affordable Housing	Housing that is provided for people whose incomes do not allow them to buy or rent housing on the open market. This includes: <ul style="list-style-type: none"> • Shared ownership/shared equity: Purchasers will buy an initial share from a social landlord. Purchasers can stair case to own the property outright. • Rented Housing: Is owned and managed by a social landlord. Rents in social housing are charged at a reduced level of market rents.
Community Plan	A plan that is written by the community for the community. It sets out key objectives and principles to guide local initiatives and future development in the area.
Community Interest Company (CIC)	A CIC is a new type of company for people who want to be involved in a business whose assets are 'locked' for the benefit of the community.
Conservation Area	An area of special architectural and/or historical interest. It is desirable to protect or enhance the character or appearance of these areas.
County Wildlife Site	Areas of land rich in wildlife such as a tract of heath, a meadow, a copse or a village pond.
Culm Grassland	Damp, unimproved grasslands that are found in parts of North Devon and North East Cornwall. They incorporate a diverse range of vegetation from mire, fen, swamp and wet heath.
Localism Act	Legislation that devolves more power to local communities.
Local Services	Items of infrastructure that support communities, e.g. schools, healthcare, roads, water and sewage etc.
Parish Pump	Hatherleigh's parish magazine that is published monthly.
PV Cells	PV (Photo Voltaic) cells generate electricity from light.
National Planning Policy Framework (NPPF)	The Government's national plan for how and where new development should take place across England.
Sustainable Development	Development that meets the economic/social/environmental needs of the present without compromising the ability of future generations to meet their own needs.
Traffic Order	A legal document which imposes traffic and parking restrictions such as road closures, one-way streets and on-street parking places.
West Devon Core Strategy 2011	The Borough's latest plan that sets out a strategic framework for where new homes and other development will take place up to 2026.
West Devon Local Plan 2005	The Borough's plan that provides detailed policies about where and how new development can take place.

Appendix A – Summary of Community Consultation

Introduction

The Plan-It Project has been truly community-led and community-focused. The project has been led by a group of volunteers from the local community who have come together to give the community a lead role in planning for its future. The group (known as the Plan-It Group) has been made up of 10 local residents whose membership has been endorsed by the Town Council. The project has been supported throughout by Hatherleigh Town Council and West Devon Borough Council. The consultation with the community has benefited greatly from this arrangement, as the members of the Plan-It Group have been out and about in the town and have been working hard to listen to all the views of local people. For the consultation to be effective, it had to provide various different opportunities for people to feedback their views. For this reason the gathering of information was collected in two ways, through written and verbal communication thereby allowing local people the opportunity to share their thoughts about Hatherleigh in ways that suited them. The specific details on how this was achieved for each exercise are presented below and every effort was made to take into account people's preferences for feeding back information. All avenues of communication were used to widely publicise the surveys and one-day event through the local press, parish magazine, posters around town and via social networking sites.

Introducing Plan-It to the Community

The Plan-It consultation process began on the 2nd December 2011 at a consultation exercise held by the Hatherleigh Market Design Team (promoters of the market redevelopment) at the Community Centre. The Plan-It group were allowed a table at this event which helped us begin to gather the first collection of comments on the views and issues that Hatherleigh residents were most concerned about. It also allowed us the opportunity to raise awareness of our consultation process and promote our survey booklet and online survey.

Resident Survey

A key stage of this consultation process was in the development and distribution of a 12-page resident survey booklet. This booklet contained questions relating to the seven themes highlighted in the main section of this report and the survey also offered the opportunity to feedback opinions relating to Hatherleigh Market. Space was allowed for further comment at the back of the booklet. Although the initial questions were developed by the volunteers themselves, responses in this survey booklet conveyed from residents were used later on at the consultation event and formed the basis for further dialogue.

The booklet was posted, by hand, to all 811 households within the parish in December to enable the survey to be completed over the Christmas holiday period.

Additional paper copies were also placed in strategic locations around town namely The Paper Shop, Hatherleigh Medical Centre and the Community Centre.

Full details of the consultation process and resident survey are published on the *Hatherleigh Town Council* website, the *Hatherleigh.net* website and in the parish magazine the *Parish Pump*. The resident survey was also made available to be completed online through www.surveymonkey.com. Both Hatherleigh websites contained a link to the online survey. Further publicity was also provided through the local press, namely the North Devon Journal and Okehampton Times.

In order to receive a good response rate to the survey, reminders were again publicised in January through the local press and through the primary school newsletter on the 12th January 2012. Posters were also displayed around town to remind people of the deadline on the 31st January 2012. Word of mouth also played a part with the volunteers using any opportunity to raise awareness of the importance of getting local people to express their views. In particular, Tuesday coffee mornings in December and January, local meetings attended by Plan-It volunteers, and social networking sites. These all helped get the message out.

The resident survey was well received with a response rate of 27%. The responses to this are available on the *Hatherleigh Town Council* website and three hard copy folders are available for the community to access. These are provided at *Hatherleigh Community Centre* and *Old Schools*.

Plan-It Event

The role of a survey in any consultation is a valuable tool when attempting to access community views. However the Plan-It project wanted to seek a more thorough understanding of Hatherleigh's current situation and its future aspirations, therefore a one-day community information event was organised which took place on the 25th of February 2012. This provided the arena for more detailed discussion on issues that had come to light through the survey and as a contact point for local people to speak to Plan-It volunteers in person. The event also provided feedback from the survey giving the opportunity for local people to come and view the results of the survey and see for themselves what other local people had to say.

The publicity for this event was similar to the survey, with notice been given through the local press, Parish Pump, school newsletter, posters and banners displayed around town, social networking sites, and the tireless promotion through word of mouth by the volunteers themselves. In addition to this letters of invitation were sent to 78 businesses in Hatherleigh and to 30 local clubs and organisations which covered the diverse demography of the local area.

The event was organised in a dual format. There was a drop-in area in the foyer where people could view the findings of the survey via large display boards and where they could leave further comments; and an area in the main hall where scheduled discussion groups took place allowing people to discuss concerns and

share ideas with each other. This was felt a valuable exercise as it provided the opportunity for people from different walks of life to highlight and debate issues that would have a direct affect on them.

Discussions were instigated by the members of the Plan-It Group using questions and comments raised from the resident survey rather than from their personal input. The intention of this was to keep a degree of neutrality from those involved in the process. Comments were noted and recorded as spoken and again these have been published on the *Hatherleigh Town Council* website alongside the resident survey responses.

A concerted effort went into creating an attractive user-friendly display covering each themed area and presented facts and figures of research gathered over the previous months on Hatherleigh. Film slides of Hatherleigh past and present added to the significance of the day and delicious cake and refreshments were provided. Although attendance could have been better, of the 100 people who attended a lot of useful ideas were put forward which have been fed into the main section of this report.

For those who could not attend the event full details of the poster displays and comments taken are available on the *Hatherleigh Town Council* website. This option on where to view all results had again been publicised on the *Hatherleigh.net* website. For those without access to computers the information was collated and presented in A4 Folders. These again were available to read at *Hatherleigh Community Centre* and *Old Schools*.

Tuesday Market Survey

In conjunction with the consultation of local people it was considered important to also consult those who visit Hatherleigh on a regular basis particularly those who visit the Tuesday market. Enquiries into what makes Hatherleigh an attractive place to trade or visit need to be established in order to ensure this much valued resource continues into the future.

A market specific survey was developed and visits took place on the December 13th 2011 and January 31st 2012. Separate questions were asked of visitors and individual stallholders. Over the two visits a total of 38 stallholder's responded and 76 visitors. On the 20th March 2012 the results of this market survey were displayed at the West Devon Borough Council's Connect Outreach information stall. A4 folders with the results from this market survey have also been shown to the stallholders.

Individual Interviews

The process of gathering local information about the area and its services and facilities over the months inevitably led the champions to engage in many discussions about Hatherleigh with individuals and those representing local groups. Conversations regarding Hatherleigh's strengths and weaknesses in all aspects of

local life now and into the future have also been a valuable addition to the list of comments recorded in this consultation process. The input from all individuals is very much appreciated.

Local Housing Needs Report

A Local Housing Needs Report was carried out in Hatherleigh in early 2012 to find out the level of current affordable housing needs in the parish and information about tenure and house size needs of local people. This survey was conducted by the Rural Housing Enabler at the Community Council of Devon and has been carried out as part of the background work to support the Plan-It Project.

Survey forms were delivered to every household in the parish which were designed to ascertain information about current housing needs in the area. A full report of the survey can be purchased from the Community Council of Devon on request or please speak to a Town Councillor.

Consultation with Hatherleigh's Young People

Primary school age

A project at the primary school held over the summer term of 2011 produced an interesting insight into what approximately 90 children this age like about Hatherleigh. Although this was not a Plan-It led project the information was happily shared with us. The project covered school years 1 – 5 of ages between 5 and 11 years.

The children were asked two questions:

1. What is your favourite place in Hatherleigh? and
2. What would you like to see that is not provided?

They responded by drawing pictures and describing what they had drawn.

By combining all the years against a list of places mentioned we can award a first, second and third choice of the most popular. The most favourite place was the market mentioned 12 times; joint second, the play park and the George Hotel (11x), and third the school (8x). However if you combine the number of times the pubs as a whole were mentioned (George, Tally-ho, Bridge Inn) then this by far would have been most popular (18x). Reading into the reason for this it is hoped the children concerned value and enjoy social time spent with their family and friends rather than this alluding to a budding taste for alcohol!

The second question 'What would you like to see in Hatherleigh?' produced many responses that are in fact already provided here in Hatherleigh or could be adapted to include the younger age group. This raises the issue of better communication of what is on offer. Areas named that could potentially be adapted to provide a service for this age group are – swimming pool, a library, a pond, theatre, play park, disco, cycle lanes, skate park, cinema.

Awarding the same first, second and third choice of what they would like to see as the most popular facility, the first was a swimming pool (22x), second a leisure centre (7x), and joint third a cinema and clothes shop (6x).

Youth Club

A Plan-It consultation held at Hatherleigh youth club on 27th January 2012 consulted approximately 15 young people on what they thought about Hatherleigh and its provision of services and issues related to this age group. The age group ranged from 8 – 16 years with the majority being female respondents.

The young people were asked to comment on what other clubs they attend, what they like doing in their spare time, where they like to go, how they access community information, etc. The questions were developed along a similar theme as the larger resident survey to provide a consistent approach. However, also included were a few aspirational questions in an attempt to understand any reasons behind choosing to stay or leave the area.

They were asked to fill out a one page survey sheet to record their views, they could also express their views by adding sticky notes to a map of Hatherleigh. This information has been combined like the school survey into a one page format showing the questions and responses.

Phase 2 Consultation

Having completed the 1st phase consultation to gather the community's opinions of needs and aspirations for the town a further 2nd phase was undertaken through the publication of this plan as a consultation version.

This published version was necessary to not only give the community a chance to respond to any particular points now in the plan but also to allow other stakeholders in the community the opportunity to comment on points that would affect their service provision. Wider stakeholders who responded included Devon county Council, West Devon Borough council, Natural England, Woodland Trust, Mobile Operators Association, Sustrans, and the Hatherleigh Cattle Market Project Team.

The consultation document was available for consultation for a period of 6 weeks between 4th October and 15th November 2012. Again publicity for this was similar to the initial survey with notice been given through the local press, Parish Pump, school newsletter, posters displayed around town, social networking sites, and promotion through word of mouth by the volunteers themselves. A leaflet was included within the parish magazine which summarised each of the chapters contained in this plan and gave full information on how to read the plan and how to respond.

A section of the plan also set out how respondents could feedback their views. This included where paper copies were situated in four locations around town to borrow, and details on how to access it electronically via the town's websites. Completed

Feedback Forms could also be returned at those locations or online. There was also two Drop-in Feedback Sessions events held in the autumn allowing further opportunity to comment in person to the Plan-It Group.

All comments and responses received were reviewed and, where necessary, used to amend the Community Plan before the final adoption of this version.

Appendix B – Hatherleigh Action Plan

The Town Council will be working through this list to review each action and deciding on the best way to achieve it. In some cases it will be passing the information on to one of the groups concerned. Their actions though are likely to be outside of the Town Councils' control.

Action	Who is responsible?	Is funding required?	Timescale
Hold an event for all organisations in the town to raise their profile.	Possibly Hatherleigh Town Council although Community Centre organised first one. It should really be the responsibility of the various clubs collectively.	Possibly	Ongoing – could be an annual event
Display profiles and photographs of Town Councillors on a website and when a new Councillor is elected, put an article in the Parish Pump about the new Councillor.	Hatherleigh Town Council (HTC)	No	Most photos already on town council website Short-term
Regularly monitor and update the housing needs in the community to ensure that people have access to the housing they need.	WDBC/HTC	No	Ongoing
Encourage the market redevelopment proposals to consider options for a building and/or multi-functional area so that community activities (such	Hatherleigh Town Council Local Government	No	Short-term

as car boot sales and the carnival) can continue.	Local Community Individuals		
Feed back to the Community Centre Trustees the comments that have been made regarding catering for all the community, both young and old. Explore opportunities to run a wider range of activities and uses from the Community Centre.	Hatherleigh Town Council Community Centre	No	Short-term
In consultation with <u>all</u> the sports clubs in the town, consideration should be given to the potential for the development of some enhanced sports facilities i.e. gym, fitness centre and swimming pool.	Hatherleigh Town Council Private organisations	Yes	Medium-term It is possible that a private facility may open just outside the parish.
Work with existing organisations to deliver enhancements to existing facilities, possibly as part of new developments.	Hatherleigh Town Council Local clubs and groups	Yes	Long-term
Feed back comments to GP re difficulty of location for some residents and possibly of a chemist retail provision.	Hatherleigh Town Council GP Surgery	No	Short-term
Look into the option of providing a hospital car service to the surgery.	Hatherleigh Town Council GP Surgery	Yes	Medium-term
Regularly monitor the needs of local organisations	Responsibility should be	No	Ongoing

to make sure that their needs are being met.	on local clubs and groups to advise Hatherleigh Town Council		
Advertise in the Parish Pump and on the Hatherleigh Town Council website the times and locations of the mobile library service and other useful local services.	Hatherleigh Town Council	Possibly	Short-term
Regularly maintain the Island Park area closest to the river. This will help keep down non-native invasive plants and encourage more use of a community space.	Hatherleigh Town Council maintenance contract Environment group	Possibly	Ongoing
Explore options to appoint a representative to ensure greater awareness of environmental issues and help support environment projects.	Hatherleigh Town Council	No	Short-term
Explore options for installing cycle racks in the town.	Hatherleigh Town Council	Possibly	Short-term
Put in place a programme for the repair / replacement of benches.	Hatherleigh Town Council	Possibly	Medium-term
Work to make Hatherleigh a 'cycling mecca'. This will include :	Multi-agency - HTC	Yes	Ongoing

<ul style="list-style-type: none"> • Completion of the Tarka Trail from Meeth; • Installation of cycle racks in town; • Promotion of the Ruby Trail and other cycling routes. 	Ruby Cycling groups Business/tourist groups		
Promote the town better by preparing a new “Town Leaflet” and using the town website more effectively.	Business/tourist groups Hatherleigh Town Council	Possibly	Medium-term
Review town signage with particular attention to re-routing cyclist visitors to pass through the town.	Business/tourist groups Hatherleigh Town Council WDBC	Yes	Medium-term
Look into the re-introduction of a business forum.	Hatherleigh Town Council	No	Long-term
Follow up discussions with the Borough Council regarding making the Town Car Park free.	Hatherleigh Town Council WDBC	Possibly	Short-term
Explore options for parking restrictions if required.	Hatherleigh Town Council WDBC	No	Short-term
Consult residents on the option of a possible	Hatherleigh Town	No	Short-term

increase in Council Tax to cover any additional costs if Hatherleigh Town Council takes over the running of the Town Car Park.	Council		
Discuss with bus companies (and Devon County Council) options for improving bus times and routes.	Community campaign supported by HTC DCC	No	Short-term
Look at the possibility of installing a Playground sign, or similar, before the entrance to the Sportsfield to ensure drivers are aware of any possible danger.	Hatherleigh Town Council	Possibly	Completed
Explore options for a safer pedestrian route to the Sportsfield.	Hatherleigh Town Council	Yes	Long-term
Conduct a thorough assessment of parking in the town with particular attention to numbers and types of vehicles on market and auction days	Hatherleigh Town Council	Possibly	Short-term

Appendix C - Community Priorities for Services and Facilities

Priority Levels

Priority 1: Significant priority for the community

Priority 2: Medium priority for the community

Priority 3: Low priority for the community

Main Types of Development

What?	Why?	Where?	How will it be achieved?	Priority Level
Retention of Market to include: <ul style="list-style-type: none"> • 2 x buildings • Provision for stalls • Fur & feather sale provision 	<p>To support the continued operation of the market in a way that has historically evolved.</p> <p>To provide the opportunity to support sustainable local practices</p> <p>To allow a space to remain as a unique community meeting arena.</p>	<p>As part of new development – on existing market site.</p> <p>Well linked to the town centre.</p> <p>Could make more effective use of town square.</p>	<p>Requires management structure/organisation to manage market functions. Could be through Community Interest Company which also manages open spaces etc.</p>	1
Market Car Parking	<p>If the market is going to continue to be successful there is a need to provide sufficient parking for visitors and traders.</p>	<p>Incorporated within the redevelopment – flexible opportunities should be explored.</p>	<p>Creative integration of spaces as part of the new development.</p>	1

What?	Why?	Where?	How will it be achieved?	Priority Level
Employment	To balance new homes with new job opportunities and encourage opportunities for people to work locally and boost the local economy.	As part of new development – on existing market site. Potential to locate employment units in a way that provides a buffer to the Abattoir.	<ul style="list-style-type: none"> • Small office and/or light industrial units. These could be built in a flexible way that enables them to be adapted for different sizes and uses (e.g. partitions removed to provide larger units if required or partitions retained to create smaller office areas). • Easy-in, easy-out terms. • Live-work units. • Possible expansion of current industrial estate 	1
Housing	Achieve sufficient housing that meets the needs of everyone in the community, including affordable housing and homes for the elderly..	Integrated into new development as required by local evidence and policy.	As part of new development.	2
Supermarket	To increase competition and choice in the town.	Could be integrated into new development?	As part of new development.	2

Design

What?	Why?	Where?	How will it be achieved?	Priority Level
Good sized gardens or allotments/ community gardens	To provide space for recreation and opportunities for growing food etc. Preference is for good sized gardens over provision of any additional allotments.	As part of all new residential development.	Good design of new development.	1
Energy efficient design and renewable energy	To support and encourage development that has benefits for the environment.	As part of the overall design of new developments.	Good design of new development.	1

Local Facilities

What?	Why?	Where?	How will it be achieved?	Priority Level
Cycle racks	To promote and support cycling both for local residents and as a way to promote tourism in the area.	On the market site and other areas in the town centre.	Developer contributions and/or other financial contribution	2
Small sports gym/fitness centre	Existing gap in provision of this type of facility in the town.	Could be incorporated into Community Centre?	Developer contributions Community fund raising	3

What?	Why?	Where?	How will it be achieved?	Priority Level
Pedestrian and cycle bridge across the A386	To provide a safe link over the bypass and a better connection between the two parts of the town.	Across the A386 between the market site and Moor View/Littlewood Meadow estate.	Developer contributions Community fund raising	3
Nursery provision	To fill an existing gap to allow parents to return to work quicker if required	Possible use of existing building or extension to Community Centre?	Developer contributions Community fund raising	3
New building for Hatherleigh Community Church (formerly the Vine)	The Church does not currently have a building dedicated to their functions.	Could be incorporated into Community Centre? Or other building provided as part of market redevelopment.	Funding from Hatherleigh Community Church	2
Hardstanding Area – could be used as part of a multi-functional space.	Existing gap in provision of this type of facility in the town.	Integrated into new development	Part of open space requirements on new development.	2
Riverside walk with informal open space	Existing gap in provision of this type of open space/facility in the town.	Following the bank of the river at the edge of the market site.	Part of open space requirements on new development.	1 if part of market redevelopment
Safe pedestrian route to the Sportsfield	Concerns raised over speed of traffic adjacent to footpath	Explore option of track following brook.	Consultation with local landowner. Potential to access Devon County council grant	3

What?	Why?	Where?	How will it be achieved?	Priority Level
Multi-use Skate ramp	<p>Current ramp insufficient for different levels of ability and different types of wheeled equipment.</p> <p>Non-team sport provision for young people</p>	Area already allocated at Island park	<p>Developer contributions</p> <p>Community fundraising</p> <p>Funding bodies</p>	3